



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755  
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**William K. Huang**  
Acting Executive Director

December 31, 2008

TO: Each Supervisor

FROM: William K. Huang, Executive Director

**SUBJECT: ANNUAL REPORT FOR THE COMMUNITY DEVELOPMENT  
COMMISSION IN ITS CAPACITY AS REDEVELOPMENT  
AGENCY FOR THE COUNTY OF LOS ANGELES**

In accordance with California Community Redevelopment Law reporting requirements (California Health and Safety Code 33080 et seq.), a copy of the Annual Report for the Community Development Commission in its capacity as the Redevelopment Agency for the County of Los Angeles (Agency) is being presented to the Board.

As prescribed by state redevelopment law, the elements of the attached report are as follows:

- A copy of the independent financial audit report for the previous fiscal year for the Agency
- A fiscal statement for the previous fiscal year prepared in the format prescribed by the State Controller
- A description of the Agency's progress in the elimination of blight during the previous fiscal year
- A description of the Agency's activities in the previous fiscal year affecting housing and residential displacement
- A description of the total number and nature of properties that the Agency owns and those properties the Agency has acquired in the previous fiscal year
- A list of the expiration dates of various time limits for redevelopment activities

A brief summary of the report is provided with this letter. If you have any questions about the report, please contact me at 323-890-7400, Corde' Carrillo, Director of Economic/Redevelopment Division, at 323-890-7205, or Daniel Rofoli, Redevelopment Coordinator, at 323-838-7708.

C: Each Deputy



**Summary**  
**Annual Report for the Community Development Commission in its Capacity**  
**as Redevelopment Agency for the County of Los Angeles**  
**Fiscal Year 2007-2008**

**Specific Efforts to Eliminate Blight:**

Maravilla Project Area

- Completed one business rehabilitation
- Funded installation of pedestrian lights on Cesar E. Chavez Avenue
- Conducted 11 community meetings
- Acquired one parcel for a retail center

Willowbrook Project Area

- Provided technical assistance for development of a nursing and dialysis facility
- Provided pre-development technical assistance for development of a medical office building
- Acquired one parcel for future development

West Altadena Project Area

- Acquired 4 parcels for a future phase of the Lincoln Crossing project
- Conducted 12 community meetings

East Rancho Dominguez Project Area

- Obtained land use approvals for development of a 70 unit affordable housing project

Whiteside Project Area

- Continued negotiations with the City of Los Angeles on joint governance and a future merger of the Whiteside Project Area with the City of Los Angeles Eastside-Adelante Project Area
- Developed housing rehabilitation plan to utilize redevelopment low- and moderate income housing funds

### **Completed Housing Activities and Residential Displacement:**

#### **Maravilla Project Area**

- 8 residences rehabilitated

#### **West Altadena Project Area**

- 2 residences rehabilitated

#### **East Rancho Dominguez Project Area**

- 2 residences rehabilitated

### **Property Inventory and Properties Acquired:**

#### **Maravilla Project Area**

- 15 properties owned
- 1 Property acquired in FY 07-08

#### **Willowbrook Project Area**

- 66 properties owned
- 1 Property acquired in FY 07-08

#### **West Altadena Project Area**

- 13 properties owned
- 4 Properties acquired in FY 07-08

#### **East Rancho Dominguez Project Area**

- 12 properties owned

#### **Whiteside**

- No properties owned

**Current Expiration Dates for Various Redevelopment Time Limits:**

Maravilla Project Area

Commencement of Eminent Domain: Expired/Not Applicable  
Establishment of Loans, Advances, and Indebtedness: 2/20/2013  
Effectiveness of Redevelopment Plan: 2/20/2013  
Repayment of Indebtedness: 2/20/2013

Willowbrook Project Area

Commencement of Eminent Domain: Expired/Not Applicable  
Establishment of Loans, Advances, and Indebtedness: 9/15/2012  
Effectiveness of Redevelopment Plan: 9/15/2012  
Repayment of Indebtedness: 9/15/2022

West Altadena

Commencement of Eminent Domain: 8/12/2010 (limited area)  
Establishment of Loans, Advances, and Indebtedness: 8/12/2026  
Effectiveness of Redevelopment Plan: 8/12/2026  
Repayment of Indebtedness: 8/12/2036

East Rancho Dominguez Project

Commencement of Eminent Domain: Expired/Not Applicable  
Establishment of Loans, Advances, and Indebtedness: 7/10/2024  
Effectiveness of Redevelopment Plan: 7/10/2024  
Repayment of Indebtedness: 7/10/2036

Whiteside Project Area

Commencement of Eminent Domain: 10/17/2018 (limited area)  
Establishment of Loans, Advances, and Indebtedness: 10/17/2036  
Effectiveness of Redevelopment Plan: 10/17/2036  
Repayment of Indebtedness: 10/17/2051